



2

Design Review Board Study Session

TO: DESIGN REVIEW BOARD

FROM: AMY TEMES, SENIOR PLANNER
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: DECEMBER 11, 2014

SUBJECT: DR14-41, PRIMROSE PRESCHOOL

STRATEGIC INITIATIVE: Community Livability

REQUEST

DR14-41, Primrose Preschool: site plan, landscape plan, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 1.57 acres located at the southwest corner of Val Vista Drive and Germann Road zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay.

RECOMMENDED MOTION

Request for input only. No motion required.

APPLICANT/OWNER

Company: Evergreen Devco
Name: Alex Gonzalez
Address: 2390 E Camelback Rd #410
Phoenix, AZ 85016
Phone: 602-808-8600
Email: agonzalez@evgre.com

Company: SWC Germann & Val Vista LLC
Name: Gary Davidson
Address: 1110 E Missouri Ave #700
Phoenix, AZ 85014
Phone: 602-263-7626
Email: lisa@dmaphx.com

BACKGROUND/DISCUSSION

History

<i>Date</i>	<i>Action</i>
January 8, 1975	The Town Council approved Ordinance No. 174 for annexation A74-07 (strip annexation).
September 18, 1984	The Town Council approved Ordinance No. 396 for annexation A84-06 to annex the approximate 80 acre site to the Town of Gilbert.
January 16, 1985	The Town Council approved Ordinance No. 419 rezoning the site from Maricopa County Rural-43 to Town of Gilbert R1-43 in case Z84-57.
March 3, 2005	Town Council adopted the Land Development Code by approving Ordinance No. 1625. With the adoption of the LDC, the site was zoned Single Family-35(SF-35) and Single Family-15(SF-15).
April 26, 2005	A portion of this site was rezoned from Single Family-35 to Single Family-15 (SF-15) in zoning case number Z05-03 for Avalon Estates.
May 27, 2008	Town Council approved Roosevelt Square, a Minor General Plan Amendment changing the land use classification from Residential > 1-2 DU/Acre to Community Commercial and Residential > 5-8 DU/Acre in Resolution No. 2883 and rezoned from Single Family-15 (SF-15) and Single Family-35 (SF-35) to Single Family/Detached (SF/D) and Community Commercial (CC) with a PAD overlay in Ordinance No. 2156.
August 4, 2010	Planning Commission recommended approval of GP10-02/Z10-07 Villages at Val Vista a change of land use classification and zoning with a new development plan.
August 19, 2010	Town Council approved Villages at Val Vista, a Minor General Plan Amendment in Resolution No. 3030 and rezoned 65 acres in Z10-07 in Ordinance No. 2299.

Overview

The Villages at Val Vista is a 50 ± acre Planned Area Development with 235 single family detached dwelling units and a shopping center (SC) at the northeast corner. The focus of the project was an eco-friendly community with pedestrian connectivity focused on the linear open space connecting the south end of the site to the north providing safe convenient access to the commercial center. No shopping center site plan was provided in the existing ordinances. The development plan showed southern and western pedestrian access from the residential subdivision to the shopping center site. It also depicted vehicular access from Granite which was constructed at the time of the residential development. The PAD did not amend the SC development standards and the parcel will develop per the LDC .

Surrounding Land Use & Zoning Designations:

	Existing Land Use Category	Existing Zoning	Existing Use
North	Regional Commercial	Shopping Center then Germann Road then Regional	Vacant Agricultural

		Commercial	
South	Shopping Center	Shopping Center	Ball Charter School
East	Residential > 2 to 3.5 DU/Acre	Val Vista Drive then Single Family-15	Vacant Agricultural
West	Residential > 3.5 to 5 DU/Acre	Granite Street then Single Family Detached PAD	Villages at Val Vista Subdivision
Site	Shopping Center	Shopping Center PAD	Vacant

Project Data Table

	Existing	Proposed
Maximum Building Height	35/2-story	19' to ridge
Minimum Setbacks		
Front	25'	154.7'
Side to non-residential	No setback within commercial shopping center	52' and 15'
Rear to non-residential	No setback within commercial shopping center	15'
Separation Between Buildings	15'	N/A
Minimum Required Perimeter Landscape Area		
Front	25'	25'
Side to non-residential	No setback within commercial shopping center	15'
Rear to non-residential	No setback within commercial shopping center	15'
Landscape (% of net lot area)	15%	26.2%
Parking	1/300 sf or 40 parking stalls	41 parking stalls
Loading	3 signed spaces	3 stalls

DISCUSSION

1. Staff will request verification of recorded cross access agreement and construction agreement for the north shared access drive. If none are in place, staff will request they be recorded prior to construction permitting.
2. Per Code, parking and drive aisle screening are required.
3. Required parking is 40 spaces and passenger loading is 3 spaces for a total of 43 spaces. The site plan is short two spaces.
4. Staff is also concerned that the refuse enclosure does not meet Public Work's standards and will block the visibility of the proposed monument sign.
5. Connectivity from the surrounding neighborhood was a large part of the rezoning discussion and preliminary plat for Villages at Val Vista. Ball Charter School connected to the sidewalk from the south and provided access across their site to the north via an 8'

sidewalk. Staff is requesting that the Primrose Preschool applicant match the sidewalk width and location because what is shown on the site plan is not sufficient.

6. The landscape palette shall be adjusted to match Village at Val Vista streetscape.
7. The retention basin along Val Vista shall be adjusted for a more natural appearance.
8. The Floor Plans and Elevations match the other existing Primrose Preschool in Town.
9. Staff has no outstanding issues with the colors and materials.
10. Staff will request full details and cut sheets on all of the site furnishings, shade canopies and fencing.

REQUESTED INPUT

The applicant has requested construction document at-risk. Staff would only support cd at-risk if the applicant is able to address the above noted comments prior to cd submittal.

Respectfully submitted,

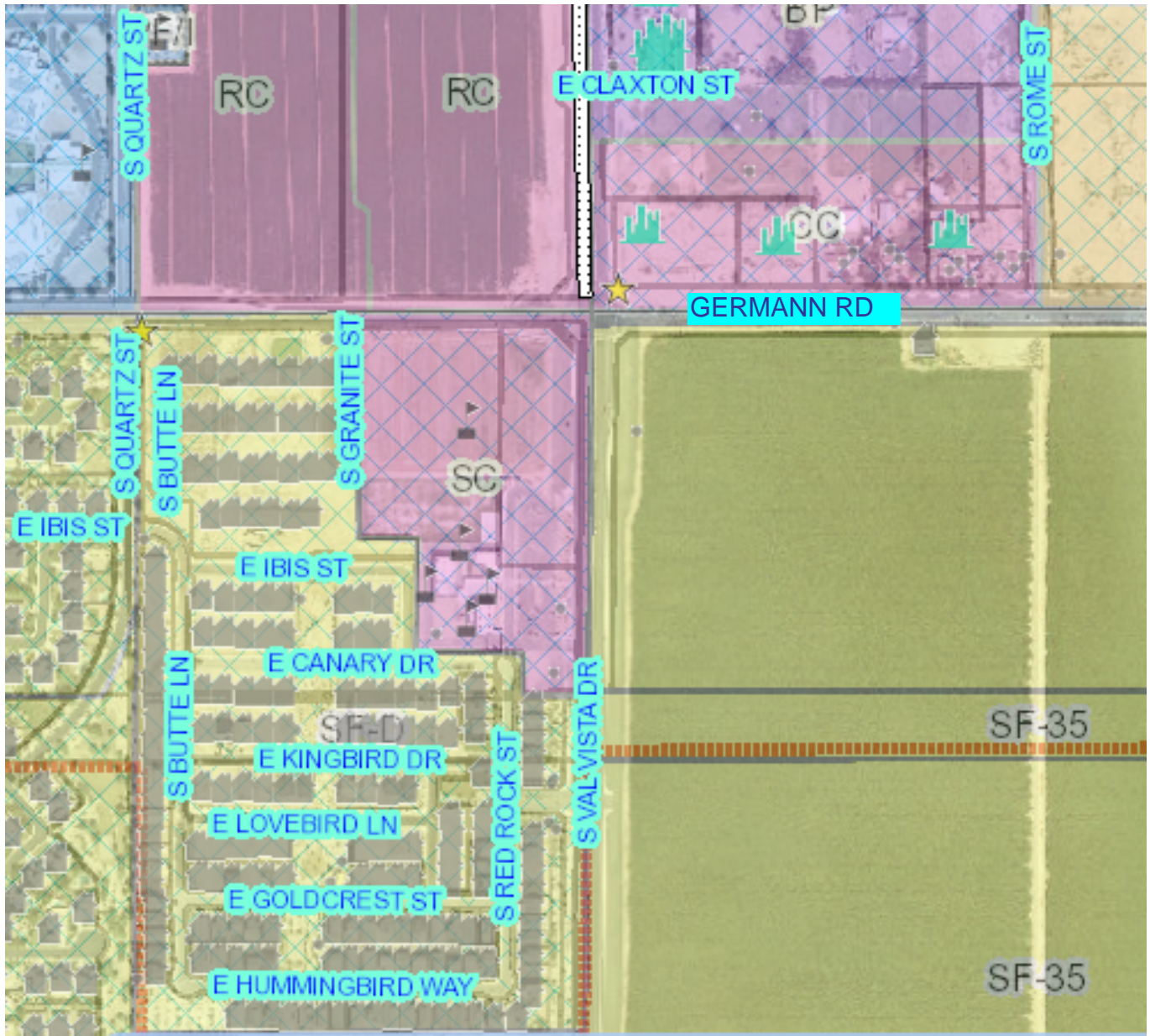


Amy Temes
Senior Planner

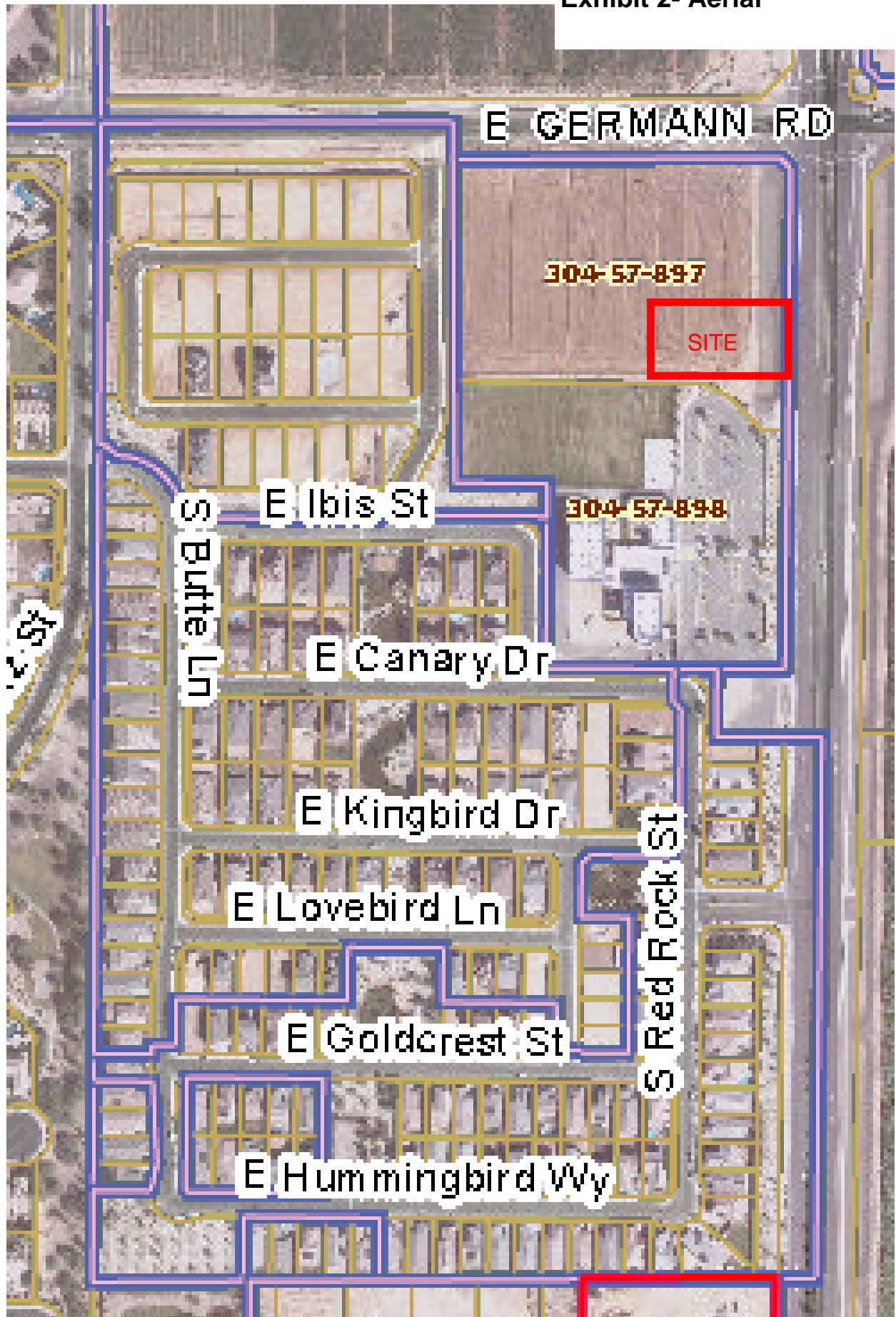
Attachments and Enclosures:

1. Vicinity Map
2. Aerial Photo
3. Site Plan
4. Landscape
5. Grading and Drainage
6. Elevations
7. Floor Plans
8. Lighting
9. Colors and Materials

DR14-41: Primrose Preschool
Exhibit 1 - Vicinity Map



DR14-41: Primrose Preschool
Exhibit 2- Aerial



PRIMROSE SCHOOL

PRELIMINARY SITE PLAN

DR14-41: Primrose Preschool Exhibit 3 - Site Plan

-
- Registered Professional Engineer (Civil)
 CERTIFICATE NO
 53637
 ZACH
 HILGART
 Date Signed 11-11-14
 ARIZONA U.S.A.
 Expires 8/30/2015

[illegible]

40 20 0 40 80

SCALE FEET

A vicinity map showing the intersection of Queen Creek Road and 156th St. The map includes labels for Lindsy, 148th, Ryan Road, 156th St., and Val Vista. A north arrow is present in the top right corner.



HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

PRIMROSE SCHOOL
SWC OF GERMANN ROAD & VAL VISTA DRIVE
GILBERT, ARIZONA

PRELIMINARY SITE PLAN

PROJ NO: 1145.05	DATE: NOV 2014	SCALE: 1"=80'
DESIGNED: NS	DRAWN: HW	APPROVED: ZH

 $\frac{O}{N}$

SHT. 1 OF 1



TREES			
	X CHITALPA TASHKENTENSIS / CHITALPA TREE	15 GAL.	12
	PALO BREA 'AZT' / 'AZT' THORNLESS PALO VERDE	24" BOX	4
	PISTACIA CHINENSIS 'RED PUSH' / RED PUSH PISTACHE	24" BOX	6
	ULMUS PARVIFOLIA / CHINESE EVERGREEN ELM	24" BOX	2
SHRUBS			
	BOUGAINVILLEA sp. 'FIRE MOUND' / FIRE MOUND BOUGAINVILLEA	5 GAL.	25
	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' / THUNDER CLOUD SAGE	5 GAL.	40
	RUELLIA PENINSULARIS / DESERT RUELLIA	5 GAL.	67
ACCENTS			
	DASYLIRION WHEELERI / DESERT SPOON	3 GAL.	34
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' / PINK MUHLY GRASS	3 GAL.	118
GROUNDCOVERS			
	EREMOPHILA HYGROPHANA / 'BLUE BELLS' EMU BUSH	3 GAL.	74
	LANTANA CAMARA 'NEW GOLD'	3 GAL.	80
DECOMPOSED GRANITE			
	1/2" SCREENED SANTA FE GOLD, MINIMUM OF 2" DEPTH	12,229 S.F.	

ARIZONA BALL CHARTER SCHOOL

LANDSCAPE DATA		
SITE AREA (NET):	68,732 S.F. (1.58 ACRES)	
TOTAL ON-SITE LANDSCAPE AREA:	11,199 S.F.	
TOTAL RIGHT OF WAY LANDSCAPE AREA:	2,504 S.F.	

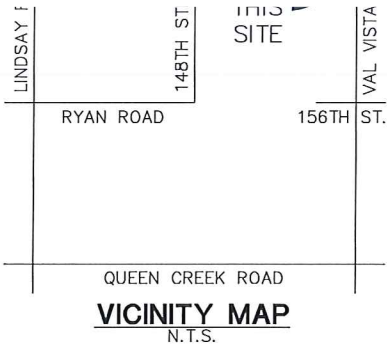


PRIMROSE SCHOOL
PRELIMINARY GRADING AND DRAINAGE PLAN

SWC OF GERMANN ROAD AND VAL VISTA DRIVE
A PORTION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DR14-41: Primrose Preschool
Exhibit 5 - Grading and Drainage

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE



OWNER / DEVELOPER

SWC GERMANN & V.V., LLC
AN ARIZONA LIMITED LIABILITY COMPANY

ENGINEER

HILGARTWILSON
2141 EAST HIGHLAND AVENUE, SUITE #250
PHOENIX, AZ 85016
PH: 602.490.0535
FAX: 602.368.2436
CONTACT: ZACH HILGART, PE

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN ZONE X WITH A DEFINITION OF: AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C2745L, COMMUNITY NUMBER 040044, PANEL NUMBER 2745 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

NET SITE AREA

68,666 SF / 1.58 AC

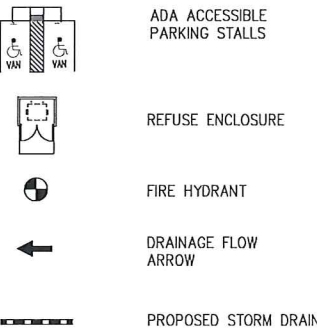


PRELIMINARY RETENTION CALCULATIONS:

PRIMROSE SITE & ADJACENT ROW	
TOTAL VOLUME REQUIRED.....	19,558 CF
ADJACENT DRIVEWAY & ADJACENT PROPERTY ROW	
TOTAL VOLUME REQUIRED.....	5,212 CF
TOTAL VOLUME REQUIRED.....	24,770 CF
PROPOSED STORMWATER STORAGE TANK	
VOLUME PROVIDED.....	18,378 CF
PROPOSED BASIN VOLUME PROVIDED.....	6,489 CF
TOTAL PRIMROSE VOLUME PROVIDED.....	24,867 CF

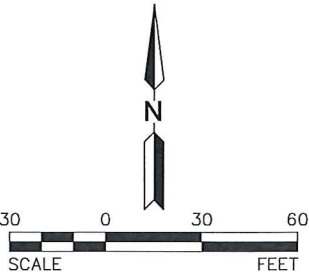
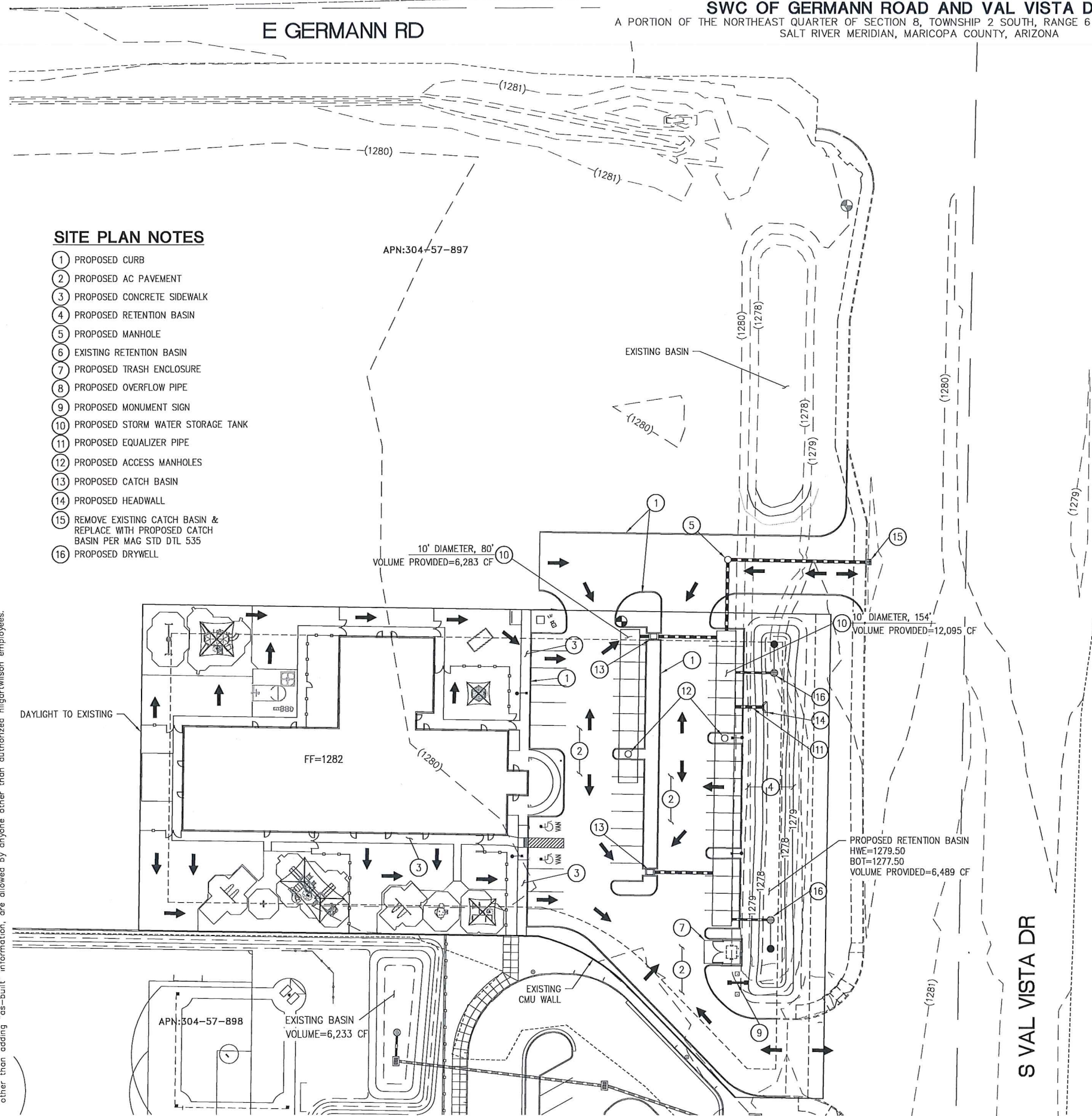
NOTE:
VOLUME REQUIRED IS FOR FULLY DEVELOPED (50-YEAR, 24-HOUR; PRECIPITATION DEPTH 3 INCHES; WEIGHTED C OF 0.25 FOR FIELDS, 0.95 FOR BUILDING AND CONCRETE & 0.90 FOR PARKING LOT AND STREET.

LEGEND



SITE PLAN NOTES

- 1 PROPOSED CURB
- 2 PROPOSED AC PAVEMENT
- 3 PROPOSED CONCRETE SIDEWALK
- 4 PROPOSED RETENTION BASIN
- 5 PROPOSED MANHOLE
- 6 EXISTING RETENTION BASIN
- 7 PROPOSED TRASH ENCLOSURE
- 8 PROPOSED OVERFLOW PIPE
- 9 PROPOSED MONUMENT SIGN
- 10 PROPOSED STORM WATER STORAGE TANK
- 11 PROPOSED EQUALIZER PIPE
- 12 PROPOSED ACCESS MANHOLES
- 13 PROPOSED CATCH BASIN
- 14 PROPOSED HEADWALL
- 15 REMOVE EXISTING CATCH BASIN & REPLACE WITH PROPOSED CATCH BASIN PER MAG STD DTL 535
- 16 PROPOSED DRYWELL



PRIMROSE SCHOOL
SWC OF GERMANN ROAD & VAL VISTA DRIVE
GILBERT, ARIZONA

PRELIMINARY GRADING AND DRAINAGE PLAN

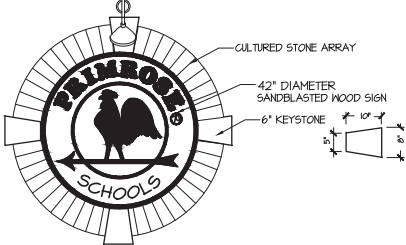
PROJ NO: 1145.05 DATE: NOV 2014 SCALE: 1"=60'
DESIGNED: NS DRAWN: HW APPROVED: ZH
REV.

DWG. NO. 1
SHT. 1 OF 1

EXTERIOR COLOR SCHEDULE	
COLOR "A"	BM HC-6 WINDHAM CREAM
COLOR "B"	BM HC-55 WINTHROP PEACH
COLOR "C"	BM 2045-20 ANTLER BROWN
COLOR "D"	BM HC-54 JIMEL PEACHTONE
TRASH ENCLOSURE GATES (POST & HINGES)	COLOR "C" (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
CUPOLA WALLS, AND SOFFITS.	COLOR "A"
EXTERIOR FASCIA, & FRIEZE.	COLOR "D"
WINDOWS:	MED. BRONZE ALUMINUM/VINYL
STONE:	CULTURED STONE - PRO LEDGESTONE COLOR: SHALE GROUT: COLORED MORTAR TO MATCH STONE
ROOFING:	ONE PIECE "S" MISSION TILE MONIER LIFETILE #M5C3601 COLOR: DESERT DRIFTWOOD
NOTES: ALL ROOF MOUNTED EQUIPMENT SHALL BE PAINTED TO MATCH ROOF COLOR. CONFIRM COLOR WITH EXIST CVS NEXT TO SITE PRIOR TO ORDERING	
STANDING SEAM ROOF:	AEP-SPAN SNAPSEAM - 12" BM 2045-20 ANTLER BROWN
STEEL RANING SUPPORTS & WOOD BRACKETS:	BM 2045-20 ANTLER BROWN (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
STUCCO:	COLOR "A" 2A COLOR "B" 2B COLOR "C" 2C

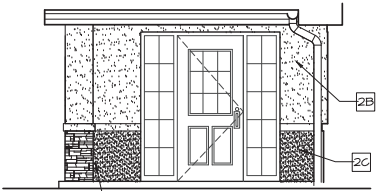
CONSTRUCTION NOTES:

- 1
- STONE VENEER
- 2
- STUCCO
- 3
- CUPOLA WITH WEATHER VANE, SEE SPECIFICATIONS SECTION OF DRAWINGS. PAINT CUPOLA WALLS AND LOUVERS PER EXTERIOR FINISH SCHEDULE. CONC. ROOF TILE (EPOXY ROOSTER)
- 4
- 6" OGEE GUTTER & 3"x5" DOWNSPOUT
- 5
- 8" T STUCCO ACCENT BAND - COLOR "C"
- 6
- STUCCO SILL/MAISCOT - PAINT "D"
- 7
- STANDING SEAM ROOF ON METAL FRAME - PAINT "C"
- 8
- 24" DIAMETER VENT LOUVERS. PROVIDE PAINTABLE UNIT AND PAINT PER SCHEDULE. TRIM = COLOR "C" LOUVERS = COLOR "A"
- 9
- ALUMINUM SINGLE HUNG WINDOWS WITH TINTED GLASS (SEE ELEV. SHEET A2.1)
- 10
- GUTTERS & DOWNSPOUTS - SEE A-1.3
- 11
- WALL MOUNTED LIGHT FIXTURE, TYP. AT EACH EXTERIOR DOOR. SEE LIGHT FIXTURE SCHEDULE. FLUSH TOP TO BOT OF SOFFIT OR 80" MIN AFG.
- 12
- STOP BULLNOSE SILL AS REQUIRED TO ALLOW SPACE FOR ELECTRICAL SWITCHGEAR.
- 13
- 12" REFLECTORIZED ADDRESS NUMBERS - BLACK
- 14
- H.M. INSUL. EXTERIOR DOOR AND FRAME - SEE DOOR SCHEDULE
- 15
- HARDI-TRIM EXTERIOR FASCIA, & STUCCO FRIEZE PAINT "D"
- 16
- TILE ROOFING
- 17
- CONTROL JOINT - SEE 6/A-6.1

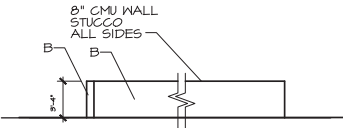


SIGN COLORS:
ROOSTER, CIRCLES & TEXT = TATE OLIVE
BACKGROUND = BEIGE
(TOTAL SIGN AREA = 9.6 SQ. FT.)

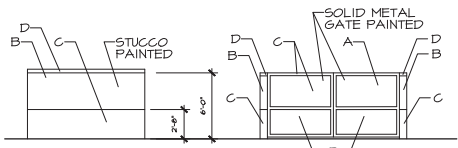
1 WALL MOUNTED LOGO SIGN
1/2"=1'-0"



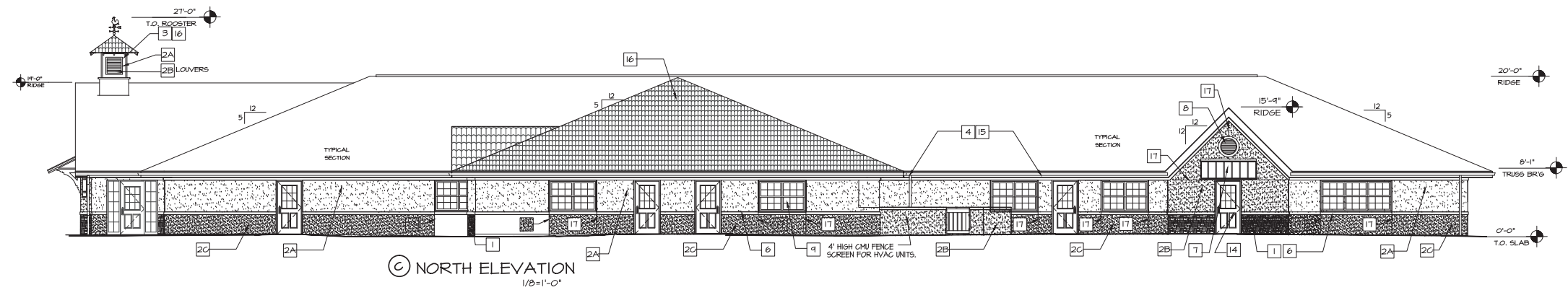
2 ENLARGED ENTRY. ELEV.N.T.S.



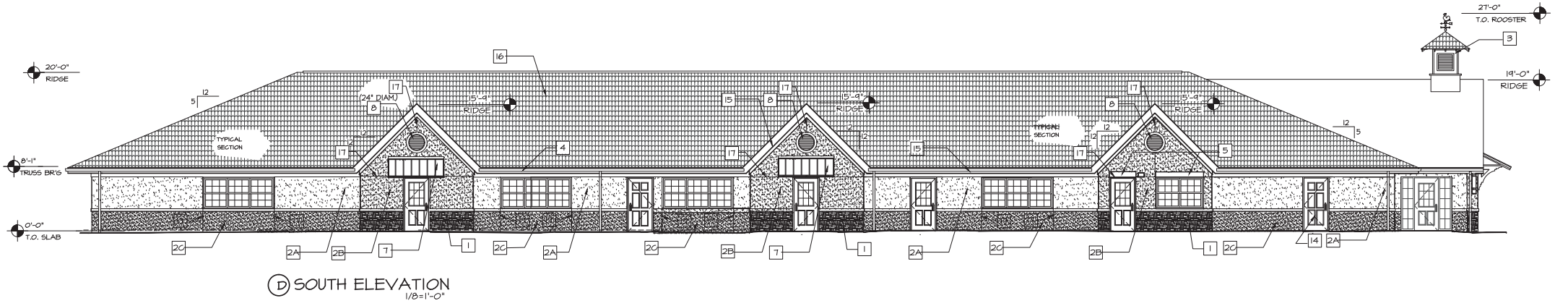
3 SCREEN WALL ELEVATION 1/8"=1'-0"



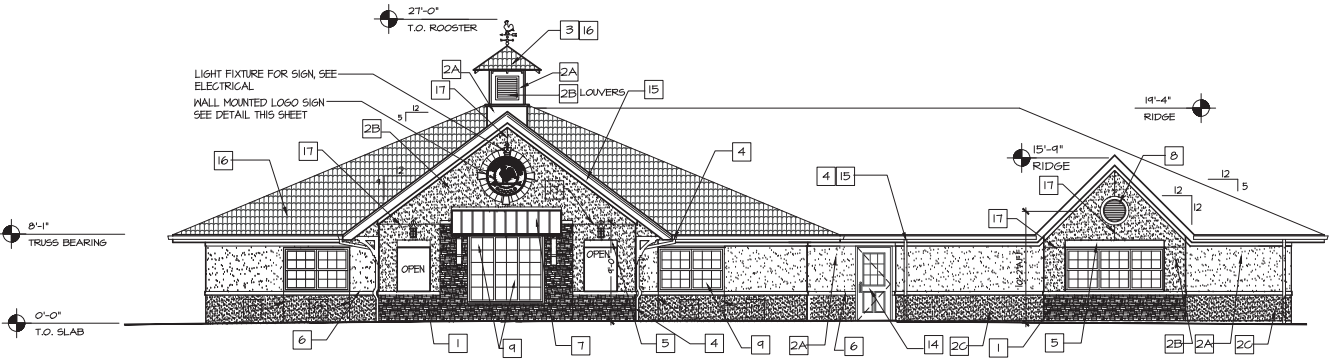
4 SES/TRASH ENCLOSURE ELEVATION
1/8"=1'-0"



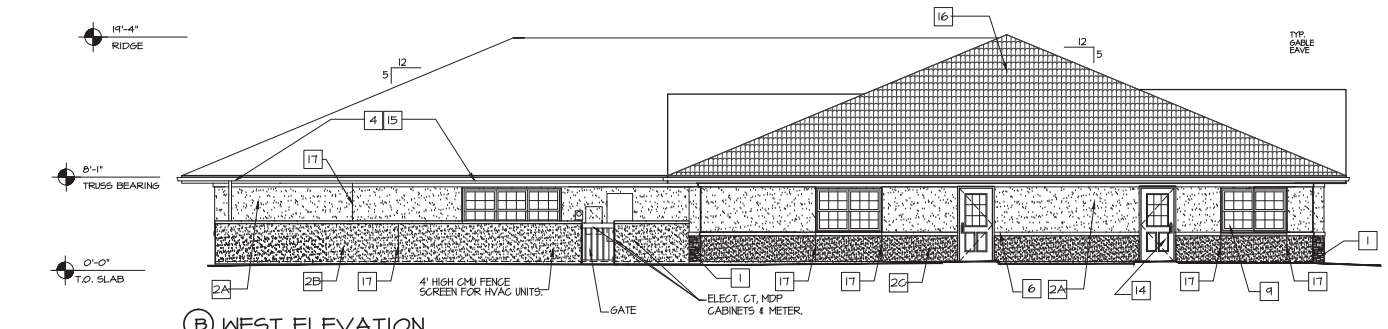
C NORTH ELEVATION
1/8"=1'-0"



D SOUTH ELEVATION
1/8"=1'-0"



A EAST ELEVATION
1/8"=1'-0"



B WEST ELEVATION
1/8"=1'-0"

DR14-41: Primrose Preschool
Exhibit 6 - Elevations

A New Building For:

Primrose School Franchising Co

3660 Cedarcrest Road
Acworth, Georgia 30001
COPYRIGHT © 2014
Primrose School Franchising Company

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Children's Design Group

MARK D. PAVEY A.I.A.
ARCHITECT
1114 EAGLE LANE
ACWORTH, GA 30001
(770) 485-0446
(206) 350-0549 FAX
childdesign@midmpring.com



Site:
PRIMROSE SCHOOL of GILBERT at VAL VISTA VAL VISTA DRIVE and GERMANN ROAD GILBERT, ARIZONA

Building Type:
AZ-S-2014

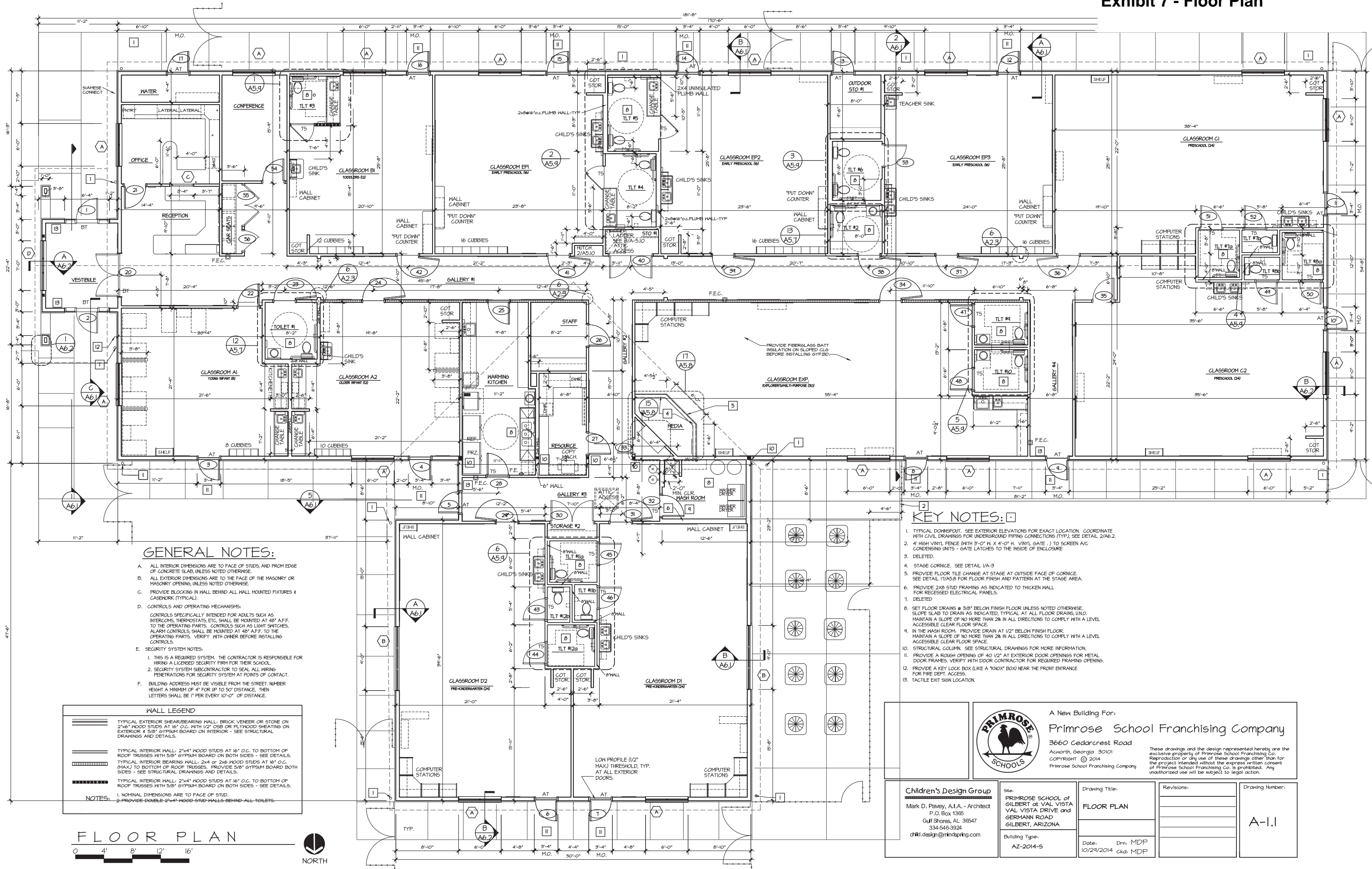
Drawing Title:
EXTERIOR ELEVATIONS

Date: 10/29/2014 Dm: KELLY Ckd: MDP

Drawing Number:
A-4

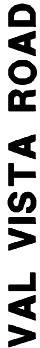
Revisions:



DR14-41: Primrose Preschool
Exhibit 7 - Floor Plan



DR14-41: Primrose Preschool

Exhibit 8 - Lighting

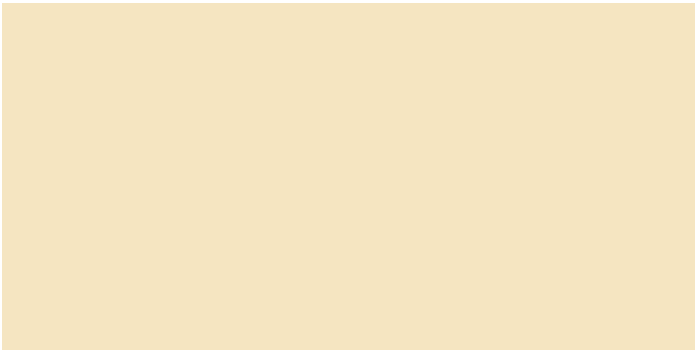


<div><div><h1>WRIGHT</h1><p>engineering corporation</p></div><div><p>ELECTRICAL ENGINEERING AND DESIGN</p><p>165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225</p><p>PHONE 480.497.5829 • FAX 480.497.5807</p></div></div>	
<div>PHOTOMETRIC CALCULATION SHEET. FOR INFORMATION ONLY.</div>	
<div><div><p>Expires 12-31-15</p></div></div>	<div><p>PROJECT NAME:</p><p>PRIMROSE GILBERT PARKING LOT PHOTOMETRICS</p><p>WRIGHT ENG. PROJECT NO: 14296</p><p>DESIGN BY: ADK PH-1</p></div>

DR14-41: Primrose Preschool
Exhibit 9 - Colors and Materials



ONE PIECE "S" MISSION TILE



COLOR "A"



COLOR "B"



COLOR "C"



COLOR "D"

EXTERIOR COLOR SCHEDULE	
COLOR "A"	BM HC-6 WINDHAM CREAM
COLOR "B"	BM HC-55 WINTHROP PEACH
COLOR "C"	BM 2095-20 ANTLER BROWN
COLOR "D"	BM HC-54 JUMEL PEACHTONE
TRASH ENCLOSURE GATES (POST & HINGES)	COLOR "C" (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
CUPOLA WALLS, AND SOFFITS.	COLOR "A"
EXTERIOR FASCIA, & FRIEZE:	COLOR "D"
WINDOWS:	MED. BRONZE ALUMINUM/VINYL
STONE:	CULTURED STONE - PRO LEDGESTONE COLOR: SHALE GROUT: COLORED MORTAR TO MATCH STONE
ROOFING:	ONE PIECE "S" MISSION TILE MONIER LIFETILE #IMSC3601 COLOR: DESERT DRIFTWOOD
NOTES: ALL ROOF MOUNTED EQUIPMENT SHALL BE PAINTED TO MATCH ROOF COLOR CONFIRM COLOR WITH EXIST CVS NEXT TO SITE PRIOR TO ORDERING	
STANDING SEAM ROOF:	AEP-SPAN SNAPSEAM - 12" BM 2095-20 ANTLER BROWN COLOR "C"
STEEL AWNING SUPPORTS & WOOD BRACKETS:	BM 2095-20 ANTLER BROWN (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
STUCCO:	COLOR "A" <div>2A</div> COLOR "B" <div>2B</div> COLOR "C" <div>2C</div>



CULTURED STONE - PRO LEDGESTONE



STANDING SEAM ROOF
CUPOLA

Site:

PRIMROSE SCHOOL of
GILBERT at VAL VISTA
VAL VISTA & GERMANN RD
GILBERT, AZ

Children's Design Group

Mark D. Pavey, A.I.A. - Architect
P.O. Box 1365
Gulf Shores, AL 36547
334-546-3624
206-350-0593 Fax
child.design@mindspring.com
10/29/2014

